

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

September 11, 2023

**Board of County Commissioners' Assembly Room
J. Fuller, Special Magistrate**

Welcome to Pinellas County Code Enforcement Special Magistrate hearings. The Special Magistrate is charged with conducting hearings to determine whether an alleged violation of the County Code has occurred. In order to meet that obligation, all parties, or their representatives, will be allowed an opportunity to be heard on matters relevant to the alleged violation(s). All witnesses offering testimony or presenting evidence will be required to swear or affirm that the testimony they provide is the truth.

The order of presentation will begin with the County presenting their evidence of the alleged violation(s) and then the Respondent shall present his/her case. Both parties shall have an opportunity to cross-examine all witnesses. The Special Magistrate may question any witness.

The Clerk will announce the names of the cases from the agenda. When you hear your case called, please respond by coming to the podium with your representative and/or any witnesses to be sworn in. When addressing the Special Magistrate, please speak clearly into the microphone.

Any person who decides to appeal the decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Record is not provided by Pinellas County.

ORDER OF BUSINESS:

1. Call to Order
2. Administration of Oath to Petitioners / Respondents / Witnesses
3. Cases:
 - a. New Cases
 - b. Rehearings / Reconsiderations
 - c. Petitions
4. County Attorney Matters (as needed)
5. Adjournment / Hearing Closed

9:00 A.M.

ITEM: 01

MATTER: Zoning Clearance Code Violation(s)
CASE NO: CCM-23-00058
OFFICER: D. Devol
OWNER: Pennsylvania Ave Land Trust
Trustee Co TRE
NOTICE ADDRESS: Pennsylvania Ave Land Trust
Trustee Co TRE
PO Box 661
Palm Harbor, FL 34682-0661
VIOLATION ADDRESS: 0 Pinellas Ave.
Tarpon Springs, FL 34689
(aka parcel id # 01-27-15-27072-011-0040)

VIOLATION(S):

Code Section	Location	Violation
138-90 (ZO)	0 Pinellas Ave. Tarpon Springs, FL 34689 (aka parcel id # 01-27-15-27072-011-0040)	Placement of a garage type of structure on the property without first obtaining a zoning clearance.

ITEM: 02

MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s); Zoning Violation(s)

CASE NO: CCM-23-00061

OFFICER: F. Piland

OWNER: M D Properties Group 1 LLC

NOTICE ADDRESS: M D Properties Group 1 LLC
2762 Meadowood Dr.
Weston, FL 33332-3438
And
M D Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312
And
Lasry, Tehlia, Registered Agent for
M D Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312
And
Hafuta, Moshe, Authorized Member for
M D Properties Group 1 LLC
1054 S. Bedford St.
Apt. 201
Los Angeles, CA 900035
And
Hafuta, Menachem, Authorized Member for
M D Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312
And
Amar, Sarah, Authorized Member for
M D Properties Group 1 LLC
154 N. Le Doux Rd.
Beverly Hills, CA 90211
And
Lasry, Tehlia, Authorized Member for
M D Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312

VIOLATION ADDRESS: 11980 133rd Ave.
Largo, FL 33778

VIOLATION(S) for Case CCM-23-00061:

Code Section	Location	Violation
22-299 (MH)	11980 133 rd Ave. Largo, FL 33778	Building in deteriorated condition with exterior surfaces that show diminished paint, mold, and/or stained sections. Damaged roofing and rotten wood on the rear workshop/shed addition.
58-304 (TD)	11980 133 rd Ave. Largo, FL 33778	An accumulation of discarded tree debris, scattered litter, furniture, aluminum gutters, bagged trash, a derelict plastic shed, and other similar items. As well as overgrown grass and weeds throughout the property.
138-3703 (ZO)	11980 133 rd Ave. Largo, FL 33778	Failure to maintain fencing in a state of good repair i.e., wooden fence has missing and deteriorated pickets, posts, and/or sections. Block wall with diminished paint, mold, and/or stained sections.
138-3507 (ZO)	11980 133 rd Ave. Largo, FL 33778	Failure to properly screen the dumpster from view by a solid fence or wall which is a minimum of 6' in. height.

ITEM: 03

MATTER: Minimum Housing Code Violation(s)
CASE NO: CCM-23-00062
OFFICER: F. Piland
OWNER: M D Properties Group 1 LLC
NOTICE ADDRESS: M D Properties Group 1 LLC
2762 Meadowood Dr.
Weston, FL 33332-3438
And
M D Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312
And
Lasry, Tehlia, Registered Agent for
M D Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312
And
Hafuta, Moshe, Authorized Member for
M D Properties Group 1 LLC
1054 S. Bedford St.
Apt. 201
Los Angeles, CA 900035
And
Hafuta, Menachem, Authorized Member for
M D Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312
And
Amar, Sarah, Authorized Member for
M D Properties Group 1 LLC
154 N. Le Doux Rd.
Beverly Hills, CA 90211
And
Lasry, Tehlia, Authorized Member for
M D Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312
VIOLATION ADDRESS: 11960 133rd Ave.
Largo, FL. 33778

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	11960 133 rd Ave. Largo, FL. 33778	Building in deteriorated condition with exterior surfaces that show diminished paint, mold, and/or stained sections. Damaged and/or missing sections of roofing on rear overhang. Damaged rain gutters.

ITEM: 04

MATTER: Minimum Housing Code Violation(s); Zoning Violation(s)
CASE NO: CCM-23-00063
OFFICER: F. Piland
OWNER: M D Properties Group 1 LLC
NOTICE ADDRESS: M D Properties Group 1 LLC
2762 Meadowood Dr.
Weston, FL 33332-3438
And
M D Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312
And
Lasry, Tehlia, Registered Agent for
M D Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312
And
Hafuta, Moshe, Authorized Member for
M D Properties Group 1 LLC
1054 S. Bedford St.
Apt. 201
Los Angeles, CA 900035
And
Hafuta, Menachem, Authorized Member for
M D Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312
And
Amar, Sarah, Authorized Member for
M D Properties Group 1 LLC
154 N. Le Doux Rd.
Beverly Hills, CA 90211
And
Lasry, Tehlia, Authorized Member for
M D Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312
VIOLATION ADDRESS: 11938 133rd Ave.
Largo, FL 33778

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	11938 133 rd Ave. Largo, FL 33778	Building in deteriorated condition with exterior surfaces that show diminished paint, mold, and/or stained sections. Damaged and/or missing sections of roofing on rear overhang. Damaged rain gutters.
138-3703 (ZO)	11938 133 rd Ave. Largo, FL 33778	Failure to maintain fencing in a state of good repair i.e., wooden fence has missing and deteriorated pickets, posts, and/or sections.

ITEM: 05

MATTER: Minimum Housing Code Violation(s); Inoperable Vehicle
Code Violation(s); Trash and Debris Code Violation(s);
Zoning Violation(s)
CASE NO: CCM-23-00064
OFFICER: F. Piland
OWNER: M D Properties Group 1 LLC
NOTICE ADDRESS: M D Properties Group 1 LLC
2762 Meadowood Dr.
Weston, FL 33332-3438
And
M D Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312
And
Lasry, Tehlia, Registered Agent for
M D Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312
And
Hafuta, Moshe, Authorized Member for
M D Properties Group 1 LLC
1054 S. Bedford St.
Apt. 201
Los Angeles, CA 900035
And
Hafuta, Menachem, Authorized Member for
M D Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312
And
Amar, Sarah, Authorized Member for
M D Properties Group 1 LLC
154 N. Le Doux Rd.
Beverly Hills, CA 90211
And
Lasry, Tehlia, Authorized Member for
M D Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312
VIOLATION ADDRESS: 11916 133rd Ave.
Largo, FL 33778

VIOLATION(S) for Case CCM-23-00064:

Code Section	Location	Violation
22-299 (MH)	11916 133 rd Ave. Largo, FL 33778	Dwelling in deteriorated condition with exterior surfaces that show rotten wood, bare untreated areas, peeling paint, mold, and/or stained sections. Rotten and/or damaged deck boards, and a damaged sliding glass door.
58-270 (IV)	11916 133 rd Ave. Largo, FL 33778	Parking/storing of an inoperable vehicle on the property i.e., Mercury Mountaineer with expired FL tag IQ52HQ (01-23) and a flat tire.
58-304 (TD)	11916 133 rd Ave. Largo, FL 33778	An accumulation of discarded household goods, tree debris, scattered litter, derelict fencing, and other noxious items. As well as overgrown grass and weeds throughout the property.
138-3507 (ZO)	11916 133 rd Ave. Largo, FL 33778	Failure to properly screen the dumpster from view by a solid fence or wall which is a minimum of 6' in height.
138-3703 (ZO)	11916 133 rd Ave. Largo, FL 33778	Failure to maintain fencing in a state of good repair i.e., wooden fence has missing and deteriorated pickets, posts, and/or sections.

ITEM: 06

MATTER: Minimum Housing Code Violation(s); Zoning
Code Violation(s)
CASE NO: CCM-23-00059
OFFICER: D. Devol
OWNER: Kustra, Sheryl C
NOTICE ADDRESS: Kustra, Sheryl C
5810 Darren Ct. N.
Clearwater, FL 33760
VIOLATION ADDRESS: 5810 Darren Ct. N.
Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	5810 Darren Ct. N. Clearwater, FL 33760	Exterior wall of the dwelling has siding that is in a state of disrepair. Siding is bending and/or warped.
138-90 (ZO)	5810 Darren Ct. N. Clearwater, FL 33760	Placement on a large amount of fill material, i.e., mulch on the property without first obtaining a zoning clearance.

ITEM: 07

MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s); Zoning Violation(s)

CASE NO: CCM-23-00065

OFFICER: F. Piland

OWNER: SHAH St. Petersburg Holdings LLC

NOTICE ADDRESS: SHAH St. Petersburg Holdings LLC
9854 84th St.
Largo, FL 33777
and
Shah, Ashok, Registered Agent for
SHAH St. Petersburg Holdings LLC
9854 84th St.
Largo, FL 33777
and
Shah, Ashok, Managing Member of
SHAH St. Petersburg Holdings LLC
9854 84th St.
Largo, FL 33777
And
Shah, Ashok, Manager of
SHAH St. Petersburg Holdings LLC
9854 84th St.
Largo, FL 33777
And
Level 13 Asset Management LLC (Interested Party)
11443 Challenger Ave.
Odessa, FL 33556
And
Level 13 Asset Management LLC (Interested Party)
PO Box 1108
Odessa, FL 33556
And
Mills, Edward W, Jr, Registered Agent for
Level 13 Asset Management LLC (Interested Party)
11443 Challenger Ave.
Odessa, FL 33556

VIOLATION ADDRESS: 3925 Mohr Ave.
St. Petersburg, FL 33714

VIOLATION(S) for CCM-23-00065:

Code Section	Location	Violation
22-278 (MH)	3925 Mohr Ave. St. Petersburg, FL 33714	Failure to repair, rehabilitate, and/or demolish an unsafe structure.
22-280 (MH)	3925 Mohr Ave. St. Petersburg, FL 33714	Failure to maintain dwelling units which have been condemned and placarded as unfit for human habitation. Failure to maintain dwelling units which create an imminent serious hazard to the health or safety of the public.
22-299 (MH)	3925 Mohr Ave. St. Petersburg, FL 33714	Building in deteriorated condition with damaged fascia and soffit. Damaged door frames and doors. Damaged window frames and windows.
58-304 (TD)	3925 Mohr Ave. St. Petersburg, FL 33714	Accumulation of discarded household goods and the untended overgrowth of grass and weeds.
138-3507 (ZO)	3925 Mohr Ave. St. Petersburg, FL 33714	Failure to properly screen a dumpster from view by a solid fence or wall which is a minimum of 6'in height.
138-3703 (ZO)	3925 Mohr Ave. St. Petersburg, FL 33714	Failure to maintain fencing in a state of good repair i.e., wooden fence has missing and deteriorated pickets, posts, and/or sections.

1:30 P.M.

ITEM: 08

MATTER: Plaintiff's Motion to Initiate Foreclosure
CASE NO: CCM-20-00004
OFFICER: D. Devol
OWNER: Rotussney, Jennie Est.
NOTICE ADDRESS: Rotussney, Jennie Est.
722 Seneca Street
Clearwater, FL 33756-1142
and
Gregory William Gary
7804 N. 13th St.
Tampa, FL 33604
and
Gregory William Gary
2803 Lithicum Pl.
Tampa, FL 33618
And
Gregory William Gary
2109 Bayshore Blvd.
#1006
Tampa, FL 33606
And
Gregory William Gary
5424 N. River Shore Dr.
Tampa, FL 33603
And
Modern Construction Concepts LLC
Attn: Gregory William Gary
5424 N. River Shore Dr.
Tampa, FL 33603
And
GG1 LLC
Attn: Gregory William Gary
5424 N. River Shore Dr.
Tampa, FL 33603
And
Raeu Holdings, Inc.
Attn: Gregory William Gary
5424 N. River Shore Dr.
Tampa, FL 33603
And
Cora F. Rotussney
224 W. 35th St.
Ste. 500
New York, NY 1001
And
Cora F. Rotussney
8334 Lefferts Blvd. Apt. 5E
Kew Gardens, NY 11415

And
Capital Management LLC
Attn: Steven Stout
2803 Gulf to Bay Blvd.
Ste. 408
Clearwater, FL 33759
Rotussney, Jennie Est., and all
Unknown Heirs and Beneficiaries, et al
722 Seneca Street
Clearwater, FL 33756-1142
VIOLATION ADDRESS: 722 Seneca Street
Clearwater, FL 33756-1142

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	722 Seneca Street Clearwater, FL 33756	Tarp on the roof indicating the roof is in disrepair, missing/cracked siding shingles, boarded up windows, exterior surfaces have areas of bare wood which requires protective treatment, i.e., paint and there is a broken rear door.
58-304 (TD)	722 Seneca Street Clearwater, FL 33756	Accumulation of a discarded toilet, fence sections, plywood, plastic containers, a vacuum, bricks, tree debris and other noxious materials on the property among untended growth of vegetative mater, i.e., grass and weeds.
138-3702/3703 (ZO)	722 Seneca Street Clearwater, FL 33756	Placing and maintaining a non-decorative fence that exceeds the maximum allowable six (6) feet in height and for placing and maintaining a fence with broken/missing pickets.

ITEM: 09

MATTER: Plaintiff's Motion to Initiate Foreclosure
CASE NO: CCM-20-00016
OFFICER: D. Devol
OWNER: Pristash, Pavel A
NOTICE ADDRESS: Pristash, Pavel A
6364 102nd Ter. N.
Pinellas Park, FL 33782-2438
And
Pristash, Pavel A
6481 Ulmerton Road
Largo, FL 33771
VIOLATION ADDRESS: 6481 Ulmerton Road
Largo, FL 33771

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	6481 Ulmerton Road Largo, FL 33771	Structure has areas of rotted wood and chipped/peeling paint. Roof is also in disrepair. There is an abandoned freestanding sign on the property as well as an accumulation of materials consisting of inoperative machinery, discarded vehicle parts, large file cabinet, chain link fencing materials, and other noxious materials on the property among the untended overgrowth of vegetative matter, i.e., grass and weeds.
138-90 (ZO)	6481 Ulmerton Road Largo, FL 33771	Operation of a vehicle storage/salvage yard, and the placement and maintaining of a large awning type structure and multiple mobile homes on the property without first obtaining a zoning clearance.
138-179 (ZO)	6481 Ulmerton Road Largo, FL 33771	Failure to adhere to final approved site plan #7949.
138-3702/3703 (ZO)	6481 Ulmerton Road Largo, FL 33771	The placement and maintaining of a fence that exceeds the maximum allowable height of six (6) feet within the required side and rear setback and a chain link fence that is not maintained in good repair with sections that are leaning.